

This Instrument Prepared By Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138;
And Return to:  901-754-6440, MS Bar # 2492

SPECIAL WARRANTY DEED

GRANTOR: First Tennessee Bank National Association
165 Madison Ave.
Memphis, TN 38103
Phone: 901-523-4883

GRANTEE: Joe C. Wilkinson, Sr.
14435 Santa Fe Ln.
Olive Branch, MS 38654
Phone: 662-893-2114

THIS INDENTURE, made and entered into this 25th day of June, 2010, by and between **First Tennessee Bank National Association**, GRANTOR, and **Joe C. Wilkinson, Sr.**, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 80, Phase 3, Section C, The Arbors of Wedgewood Subdivision, situated in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat recorded thereof in Plat Book 99, Pages 35-36, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantees, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 99, Pages 35-36; Easements of record in Book 277, Page 722; Book 277, Page 723; and Book 277, Page 729; Declarations, Covenants, Conditions and Restrictions of record in Book 534, Page 300; and any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

First Tennessee Bank National Association

Theresa Nichols
By: Theresa Nichols, Senior Vice President

STATE OF Texas
COUNTY OF Dallas

PERSONALLY appeared before me, the undersigned authority in and for the said State and County, within my jurisdiction, the within named **Theresa Nichols**, who acknowledged that she is the **Senior Vice President** and that for and on behalf of said **First Tennessee Bank National Association**, and as its free act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said **First Tennessee Bank National Association** so to do.

WITNESS my hand and Notarial Seal at office this 25th day of June 2010.

My Commission Expires: 9-4-2013

Angelia R. Hill
Notary Public

